



8 Kinsey Place, Linton,
Cambridge, CB21 4AH

Guide price £400,000



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- Modern 3 bedroom townhouse
- Small high quality development
- Parking for two cars
- EPC rating B

A modern 3-bedroom townhouse, in a quiet and desirable courtyard development, with parking and a garden, located in this sought-after and attractive village.

The accommodation extends to about 1141 sq. ft. It includes, on the ground floor, a large open plan living space including a well-appointed kitchen, with stone worktops, and various integrated appliances, which leads to the living area, which is a really good size and has doors opening to the garden. There is also a useful utility/cloakroom. On the first floor are two double bedrooms, one with an en-suite shower room, and a family bathroom. The en-suite and family bathroom are both extremely well-appointed with Roca sanitaryware and Porcelanosa tiling. On the second floor, there is a small landing/storage area and a good-sized third double bedroom, with lots of eaves storage.

The house was constructed in 2016, by Enterprise Property Group. It is well-appointed throughout and





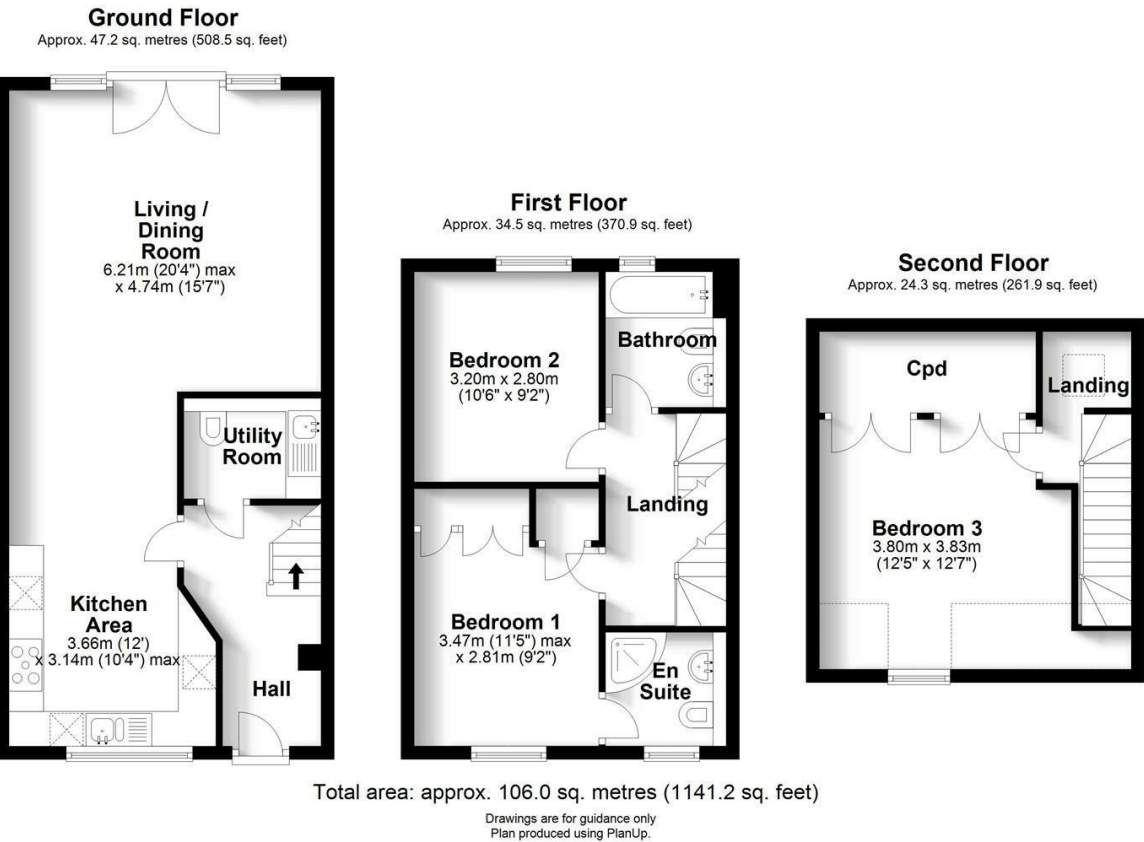
has high-quality fittings and finishes one would expect from high-end developers. It also has double glazing, gas central heating and a burglar alarm.

The house is part of a courtyard development and has a nice open feel at the front, where there are two allocated parking spaces. The rear garden is on two levels and has a patio area and raised lawn. There is a shed, flower and shrub beds and a rear pedestrian access.

Linton is a charming village with a lovely old High Street which makes it very popular, but it is the excellent facilities and schooling for all ages that make it a popular choice for families. Cambridge, Saffron Walden, and the A11/M11 are all within a few miles making this a good choice for commuters. There are lots of open green areas in the village and the surrounding countryside provides lots of lovely walks.



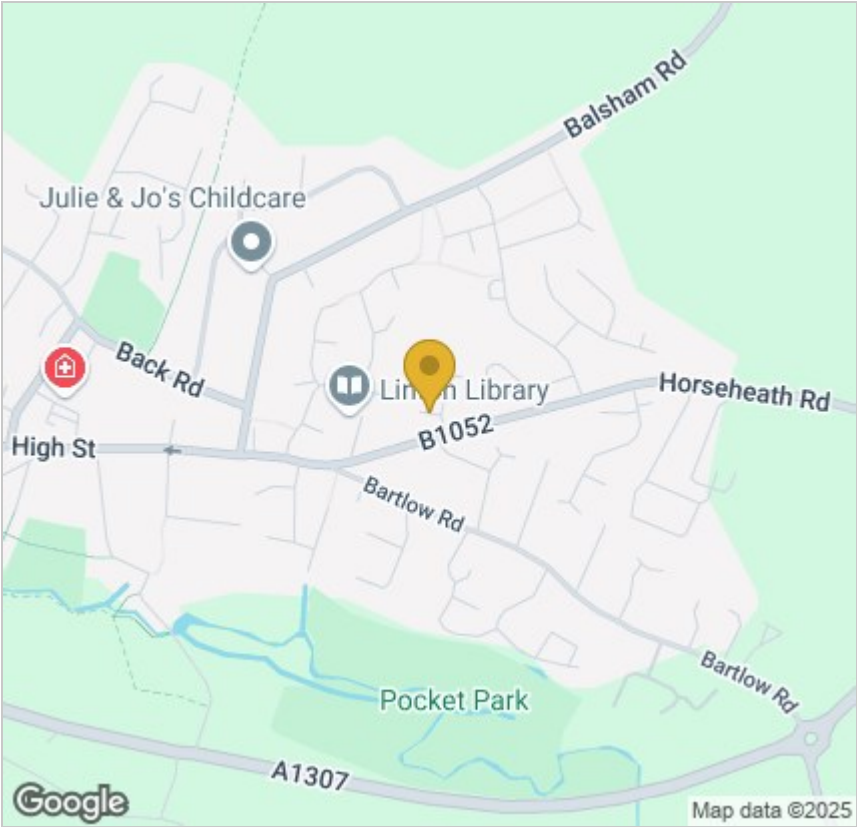
Floor Plan



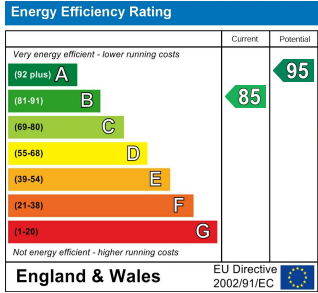
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D
Agents note: The development has a private road and communal grounds for which there is an annual estate charge of approx. £390 per annum.

Area Map



Energy Efficiency Graph



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